



**City of Seattle  
Seattle Department of Neighborhoods**



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WASHINGTON**  
OFFICE OF REGIONAL AFFAIRS

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*University of Washington*

**Kirsten Curry**  
*Laurelhurst Community Club*

**Ashley Emery**  
*University of Washington Faculty*

**Desiree Hanssen**  
*University of Washington Students*

**Alternates**

**Anita Bower**  
*Montlake Community Club*

**Tom Roth**  
*Ravenna Springs Community Council*

**Teresa Lord Hugel**  
*University District Chamber*

**Chris Leman**  
*Eastlake Community Council*

**Matthew Stubbs**  
*University of Washington*

**Larry Sinnott**  
*Ravenna Bryant Community Assoc.*

**Sharon Scully**  
*University District Community Council*

**Ruedi Risler**  
*University Park Community Council*

**Heather Newman**  
*Laurelhurst Community Club*

**Dana Miller**  
*University of Washington Faculty*

**Ex-Officio Members**

**Steve Sheppard – DON**  
*City of Seattle, Dept. of Neighborhoods*

**Theresa Doherty – UW**  
*University of Washington, Office of Regional Affairs*

# City of Seattle - University of Washington Community Advisory Committee

## Meeting Notes

### Meeting #117

**April 10, 2012**

University of Washington Tower  
4333 Brooklyn  
Seattle, WA 98105  
22nd Floor

## Members and Alternates Present

Daniel Kraus, Co-chair  
Matt Fox, Co-chair  
Anita Bower  
Chris Leman  
Ashley Emery

Teresa Lord Hugel  
Ruedi Risler  
Eric Larson  
Barbara Quinn  
Jeanie Hale

## Staff and Others Present

Steve Sheppard, DON  
Peter Thiel  
Amy Engel  
Ted Jonsson  
Jon Vinson

Theresa Doherty, UW  
John Wetzel  
Randy Everett  
Jan Arntz  
Josh Kavanagh

(see sign in sheet)

## I. Welcome and Introductions and Housekeeping

The meeting was opened by Daniel Kraus, Co-Chair. Brief introductions followed. The minutes for past meetings were approved.

## II. Transportation Master Plan

Josh Kavanagh, Director of Transportation for the University of Washington was introduced to give the annual update on the University Transportation Master Plan. Mr. Kavanagh noted that while the people are coming to the University by single occupancy vehicles, the University continues both to oversee one of the most successful Transportation Management Program there is and to make continued improvements and progress. The University's vehicle counts is the lowest the past 25 plus years in spite of a more than 25% growth in University population over that period of time. The University presently maintains a low single occupancy driving rate. Only 21% drive alone at this point.

Mr. Kavanagh noted that one of the key new focuses is to greatly encourage walking and bicycling. This is now a clear part of the University's long term vision. He noted

The City of Seattle-University of Washington Community Advisory Committee advises both on the community impact of planning and development activities at the University of Washington and surrounding area. For more information on CUCAC activities call either: Steve Sheppard – City of Seattle (206) 684-0302 or Theresa Doherty – University of Washington (206) 221-2603.

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that in part this is because the University may be reaching a limit on Transit ridership increases. The University may not be able to sustain the sort of growth seen historically with continuing increases in transit fares. In part this strains the system as the cost of subsidy for transit passes increase proportionately to the increased transit fares. Moving clients from those highly subsidized modes to lesser subsidized modes such as biking and walking is good for the bottom line from the cost perspective. Moving to these zero emission modes will also help the University meet its commitment to become carbon neutral by 2050.

Mr. Kavanagh also briefly went over the University's efforts related to upgrades to the Burke-Gilman Trail. He noted that the University will spend \$30 million in the 1.7 miles of the Burke-Gilman that the University of Washington owns. Presently this section of the trail is heavily congested with poor levels of service. Planners project an increase in bicycle use of 98% and pedestrian use of 238% on the trail over time. Improvements will include mode separation and mitigation of crossing conflicts at key locations. Mr. Kavanagh also noted that the University will replace its University's Parking Management software. He noted that this will allow better control of its parking management overall.

Mr. Kavanagh briefly outlined the Student U-Pass Program. Costs have increased and as a result a year and a half ago we saw student participation levels in the U-Pass at the lowest level in the 20 year history of the program. Both students and the University administration shared great concern over this. The students stepped up and decided to both tax themselves and convert the U-pass program from a voluntary program to a mandatory program. Every student now participates in that and because of that broad base they were able to bring into the program we reduced the cost for participation by 23% and we increased the participation in the program by 13,000 individuals that now have access to transit that didn't previously and that has been truly tremendous.

### **III. Community Issues**

Teresa Lord Hugel, Executive Director of the Greater University District Chamber of Commerce was introduced to give an update on the efforts of the Chamber to outreach to the community. Ms. Hugel stated that this effort started out a year and a half ago with conversations between partners in the business community. We determined that we need to get together and evaluate directions over the next 10, to 20 years. We started with general conversations and this year we're really ramping up. We have received a grant from the City's Office of Economic Development for an economic revitalization study of the U District from funds called "Only in Seattle" grants. This grant will allow the Steering Committee to utilize a professional facilitator to guide this conversation.

The project will be guided by a steering committee of about 25 people that will organize the next phase along with the consultant. There will be subcommittees for focus areas such as transit orientated development, marketing, public safety, retail retention and recruitment; and urban design. The goal is to produce an action plan to present to the Office for Economic Development for funding. The project is being supported by the Office for Economic Development, Department of Neighborhoods, and Department of Planning and Development. The present focus will be on the area west of 15th to I-5 from Lake Union to Ravenna. Significant pockets of residential will not be included as the focus will be on commercial areas.

Ms. Hugel noted that they have also invited some of our major retail business owners to participate as a stakeholder. There are a number of large new development projects that are starting such as Avalon Bay, the joint housing project with the UW and Children's Hospital and the new park going in at the south lot of University Heights. She noted that the latter will displace the Farmer's Market so that part of this project will be to help think of creative ways in which we can utilize the surrounding area around the University Heights to help the farmers market.

Chris Leman noted that one issue that the study might want to look at is transit connections along Eastlake.

### **IV. Mr. Ted Jonsson presentation to the committee regarding 805 NE Northlake Place**

Mr. Ted Jonsson was recognized to discuss 805 NE Northlake Place. Mr. Johnson stated that he is a 40 + year resident in the area of the University of Washington, a sculptor with major works around the City. He stated that in 1964 he established his sculpture studio in this building and leased it from its owner until 1970 when it was purchased by the City as part of the Northlake Urban Renewal Project. That project was ultimately cancelled. At the time the City purchased the project he noted that he was in the final phases of negotiating purchase the building from its owner for 13,000, but that the City price through condemnation was only \$11,000.

He explained the history to CUCAC from his perspective and read from a letter that he has sent to the City. The history included that after some additional negotiations back in the 1970's, the City advised him that they did not intend to surplus the property, and negotiated a lease with him and advised him that he would have a life estate at 805. He noted that recently he was advised by the City that they will surplus the building and intend to sell it to the University of Washington.

He noted that the reason for coming before CUCAC is to request their support to allow him to continue to operate his studio and reside in the building. He stated that he would like to stay on the property with his sculpting machinery until such a time as there is an actual need for the site for redevelopment.

Chris Leman made comments after Mr. Jonsson's presentation. He described the property as a remarkable piece of folk-art almost; it is a tie to the 20<sup>th</sup> century in Seattle. He was concerned because he didn't think the University's plans for the site had been brought to CUCAC and thinks it is very important to have a discussion and hopefully do something to help him stay in the property.

Theresa Doherty said that she did not know what the plans are for that site; she is not in the real estate office, but asked Steve Sheppard to talk about what he knows.

Steve Sheppard told the committee the property was acquired back when they were acquiring patchwork properties for the Northlake Urban Renewal Project. That particular property appears to have been one of the properties that might be needed for alternative configurations for Northeast Pacific Place. It was not needed for that and has been leased to Mr. Jonsson. The City has established a policy that if the property is no longer required for a legitimate City purpose; that the City should either dispose of it at fair market value or lease it for a fair market lease rate. SDOT determined about a year ago that the property is no longer, needed for street purpose and they are initiating the process to surplus the property. This process is just starting and the property is not formally for sale at this point. The City is initiating the required internal processes and is re-negotiating the temporary lease. They are required to get market rate returns on the lease and ultimate sale. Sale is likely and the appraisal price is \$280,000. In the meantime the lease has expired and they offered a new lease, which is much higher. There is also problem related to zoning. Joint use for fabrication of the sculptures and as a residence is not allowed under the current zoning.

He also noted that the University of Washington has forwarded a letter of intent to the City to purchase the property if it is offered for sale by the City. That letter of intent can't be entertained at this point until the property is formally surplus.

Chris Leman stated that Mr. Jonsson would probably not object to a sale to the University so long as he was able maintain his life estate and the University is in many ways the logical purchaser of it to eventually build something when he no longer needs it. This might be a win-win. At the present time the process for negotiating a lease has become torturous as it could both displace his business and place of residence. Mr. Leman further stated that he believes the committee needs to be proactive and intervene on behalf of Mr. Jonsson.

After brief further discussion Mr. Sheppard summarized the issue as follows: 1) in the event that the property is sold and the University is the purchaser, then CUCAC might be involved in advising the University of both interim leases and final use for the property as it is not identified in the Master plan as a

development site; and 2) the more immediate issue for Mr. Jonsson's lease terms that has been presented to him.

Some members of the committee feel there needs to be more information before they write to the City on his behalf.

Mr. Jonsson responded that the issue was time sensitive as he has only until May 1 to respond to the City.

Chris Leman made the motion:

That CUCAC expression general concern about the situation and we promise to work with the City and the University towards a solution that is best for all.

After brief further discussion, the motion was amended to read as follows:

That the City University Community Advisory Committee expresses general concern over the process for the possible surplus and sale of the City Owned parcel at 805 NE Northlake Place and requests that the City work with CUCAC and the University (as the presumptive purchaser) to reach a mutually advantageous outcome and that no immediate action be taken that would result in changes to the existing lease conditions with Mr. Jonsson that would result in his inability to continue to reside and operate his sculpture studio there under conditions similar to what currently exists.

The motion was seconded as amended and passed unanimously.

## **V. Proto-type Bike Shelter for Campus**

John Wetzed was introduced to discuss the development of prototype bike enclosures for campus. He noted that the goal of this project is to develop a shelter that can be used across campus when necessary to upgrade the bike facilities.

Some quick project facts:

- Envisioned to be the first of several phases, but this project has an overall cost of \$1.5 million dollars,
- Transportation Services is the funding mechanism.
- Goal of the first phase is to get 20 or 30 structures installed across campus in the first phase.

Current timeline for the project:

- The project started in November, working through design;
- Prototype design will be presented to Architectural Commission and University Landscape Advisory Committee in June;
- Goal is to award a contract Summer 2012; and start fabrication and construction of the units Fall/Winter 2012.

The University is presently evaluating appropriate locations for these across campus. As part of this the University is:

- Identifying campus demand zones and sectors;
- Inventorying existing parking facilities and utilization of the facilities;
- Developing a model for building usage in peak demand times;
- Projecting needs in 2015, 2020 and beyond.

Recently Transportation Services put out a user survey to everyone with a University address email to get updated feedback on existing facilities, what they would like to see in the new facilities, and talking about the commute times to and from campus and intra campus commutes as well. Individual building managers have been engaged, what are the issues they have had with trying to manage bike storage, bike racks and

other things at their particular spaces. A traffic engineer has been hired as part of the team that is developing a UW specific model, so it can accurately anticipate what is going to happen in the future.

## **VII. Campus Police Department Introduction and Update**

John Vincent, Chief of the University of Washington Police was introduced and gave a short presentation to introduce the Department to the CUCAC members. He stated that department is an accredited agency, 80 employees, 50 sworn commissioned officers; officers are trained at the state academy with all other police officers in Washington excluding the Washington State Patrol. UWPD operates their own E911 communications center, all 911 calls on campus goes right into the dispatch center and they can see the location. They have a mutual aid agreement with Seattle Police Department counterparts allowing them to provide very focused enforcement north of 45<sup>th</sup> to the students in the area, providing varying level of enforcement: noise ordinance, party infractions, those types of things. It also allows them to enforce other criminal situations off-campus and in the broader Seattle area if necessary.

Chief Vincent stated that the overall crime rate here is relatively low when compared to other urban environments. He directed member's attention of the watch dog list serve where that information is also put out concerning various crime statistics and treats and warnings.. Other notification used is during immediate type situations is the UW Alert.

Chief Vincent noted that the University is exploring locations and options for the new UWPD building site. In response to questions he noted that there is no parcel available on campus for a combined UW/SPD precinct. Matt Fox noted that the initial site identified has apparently been rejected and asked for an update of the site selection process rejected. Theresa Doherty responded that there is still no decision on the site and no word on when they will be making the decision about the site.

Chris Leman noted that he had been advocating for CUCAC to have dialogue with UWPD primarily because of the problem with crime north of 45<sup>th</sup>. There was positive outcome with the UW police working with the residents there. He also brought up an article written after the Penn State scandal claiming some university police departments don't always report crimes to the city police departments.

Police Chief said any crime that happens on campus comes directly to UWPD, they investigate and if they are going to solicit involvement from SPD it would strictly in an advisory role. If additional resources that we don't have are needed SPD, State Patrol, King County Sheriff officers will assist us in the investigation. However, the UW police handle most of our cases from start to finish without any extra involvement. The issue with Penn State was that the alleged incidences were never brought to the Penn State Police Department for investigation.

Chief Vincint noted that crime prevention efforts are also an important part of their work. He noted that new students are often seen as easy targets and that therefore UWPD goes to new student orientations and uses other avenues to help students beome better equipped in this area.

## **VIII. Pend Oreille Entrance Enhancement Update**

Randy Everett was introduced to discuss improvements to Pend Oreille entrance. He noted that improvements are being planned and that it is envisioned that they will be implemented sequentially in a number of small phases. He presented drawings of the probable improvement.

He noted that the present entrance is a bit awkward. Improvements will focus on safety for pedestrians, safety for bicyclists and safety for vehicles. Part of the project is the grade separation at the Burke Gilman intersection. The project will also likely remove the parking lot near the entrance along Montlake.

## **IX. Adjournment**

No further business being before the Committee the meeting was adjourned.